



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Main Street, Rempstone, LE12 6RH

£300,000

48 Main Street, Rempstone, LE12 6RH

Located in a popular and prime location, this two-bedroom detached dormer bungalow is set back from the road and offers several desirable features, including gas central heating, double-glazed windows, off-road parking, and a garage. The property is available with no chain and can be viewed immediately.

Properties of this calibre in this area rarely become available for purchase. Call us today to schedule your viewing appointment.

The property comprises an open-plan breakfast kitchen, a lounge, a dining room, a spacious shower room, and a utility room on the ground floor. On the first floor, there are two bedrooms and a WC. Externally, there are two off-road parking spaces on the side, providing access to a single garage. To the front, there is a generously sized garden area adorned with various plants and trees. Additionally, there is easy access to the low-maintenance paved rear garden from the side of the property.



Ground Floor

Breakfast Kitchen

Newly fitted kitchen. Wall mounted Combi boiler.

Lounge

Dining Area

Lobby

Utility Room

Shower Room

First Floor

Landing

WC

Bedroom

Bedroom

Outside

Garden to the front, ample well-kept flower bed, off road parking to the side for up to two vehicles which gives access to single garage. There is also access to the other side of the property into the rear garden. To the rear there is a low maintenance paved rear garden with a raised flower bed.

Single Garage

Lighting and up and over door.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : D

Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

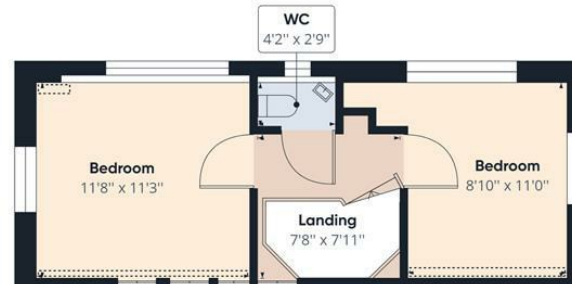
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1036.86 ft²

Reduced headroom
22.65 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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